

City Council  
Atlanta, Georgia

02-0-2176

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-02-83  
DATE FILED: 10-29-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1219 Caroline Street, N.E.** be changed from the **I-2 (Heavy Industrial), I-1-C (Light Industrial-Conditional) & RG-2 (Residential General-Sector 2)** District(s) to the **C-3 (Commercial Residential)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **209** of the **15<sup>th</sup>** District, **DeKalb** County, Georgia, being more particularly described by the attached legal description.

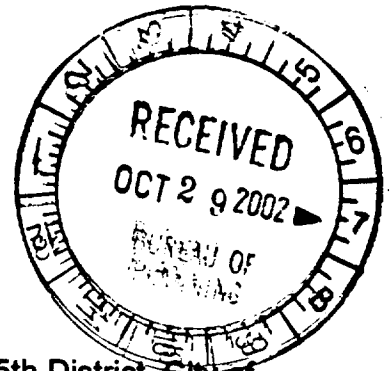
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment

SECTION 3. That the maps referred to, now on file in the Office of Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-1

2-02-82



### Overall Northern Tract

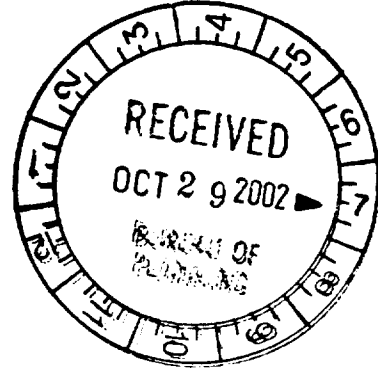
All that tract or parcel of land lying and being in land lot 209 of the 15th District, City of Atlanta, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at the point of intersection of the Northerly right-of-way of Caroline Street (70' right-of-way) and the Easterly right-of-way of Moreland Avenue (variable right-of-way), Said point being the **TRUE POINT OF BEGINNING**. Thence continuing along the Easterly right-of-way of Moreland Avenue (variable right-of-way) the following courses and distances: North 00 degrees 02 minutes 02 seconds West, a distance of 324.95 feet to a point; North 01 degrees 09 minutes 10 seconds East, a distance of 22.01 feet to a point; North 01 degrees 02 minutes 37 seconds West, a distance of 21.38 feet to a point on the Southerly right-of-way of CSX Railroad; Thence leaving said right-of-way of Moreland Avenue and following said right-of-way of CSX Railroad the following courses and distances: along a curve to the to the right, an arc length of 368.57 feet, said curve having a radius of 3132.52 feet with a chord distance of 368.36 feet, at North 64 degrees 05 minutes 22 seconds East, to a point; along a curve to the to the right, an arc length of 406.91 feet, said curve having a radius of 3132.52 feet with a chord distance of 406.63 feet, at North 71 degrees 10 minutes 54 seconds East, to a point; along a curve to the to the right, an arc length of 105.07 feet, said curve having a radius of 3132.52 feet with a chord distance of 105.07 feet, at North 75 degrees 51 minutes 50 seconds East, to a MARTA disk found; North 67 degrees 14 minutes 44 seconds East, a distance of 105.34 feet to a point on the Westerly right-of-way of La France Street; Thence leaving said right-of-way of CSX Railroad and following said right-of-way of La France Street the following courses and distances: along a curve to the to the left, an arc length of 29.90 feet, said curve having a radius of 61.00 feet with a chord distance of 29.61 feet, at South 37 degrees 58 minutes 14 seconds West, to a point; along a curve to the to the left, an arc length of 227.86 feet, said curve having a radius of 61.00 feet with a chord distance of 116.66 feet, at South 83 degrees 05 minutes 16 seconds East, to a point; along a curve to the to the right, an arc length of 26.15 feet, said curve having a radius of 15.01 feet with a chord distance of 22.97 feet, at North 41 degrees 36 minutes 57 seconds East, to a point; North 01 degrees 06 minutes 59 seconds East, a distance of 1.40 feet to a PK nail found; South 82 degrees 29 minutes 47 seconds East, a distance of 157.81 feet to a PK nail found at the point of intersection of the Southerly right-of-way of La France Street and the Westerly right-of-way of Marion Place (50' right-of-way); Thence leaving said right-of-way of La France Street and continuing along said right-of-way of Marion Place South 01 degrees 04 minutes 09 seconds West, a distance of 714.68 feet to a 1/2" rebar found at the point of intersection of the Westerly right-of-way of Marion Place and the Northerly right-of-way of Caroline Street; Thence leaving said right-of-way of Marion Place and continuing along said right-of-way of Caroline Street the following courses and distances: North 89 degrees 04 minutes 04 seconds West, a distance of 839.50 feet to a point; North 87 degrees 40 minutes 41 seconds West, a distance of 332.00 feet to a point at the

Z-02-82

intersection of the Northerly right-of-way of Caroline Street and the Easterly right-of-way of Moreland Avenue; said point being the **TRUE POINT OF BEGINNING**.

Said tract of land contains 16.354 Acres.



Z-02-82



### Proposed Overall Southern Tract

All that tract or parcel of land lying and being in Land Lot 209 of the 15th District, City of Atlanta, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the point of intersection of the Northerly right-of-way of Caroline Street (70' right-of-way) and the Easterly right-of-way of Moreland Avenue (variable right-of-way); Thence South 03 degrees 20 minutes 52 seconds West a distance of 70.65 feet to the point of intersection of the Southerly right-of-way of Caroline Street and the Easterly right-of-way of Moreland Avenue; Said point being the **TRUE POINT OF BEGINNING**. Thence continuing along said Southerly right-of-way of Caroline Street (70' right-of-way) the following courses and distances: South 87 degrees 47 minutes 28 seconds East, a distance of 151.11 feet to a point; South 87 degrees 47 minutes 28 seconds East, a distance of 183.84 feet to a point; South 89 degrees 03 minutes 21 seconds East, a distance of 718.23 feet to a 3/4" rod found; South 89 degrees 03 minutes 57 seconds East, a distance of 122.92 feet to a point at the intersection of the Southerly right-of-way of Caroline Street and the Westerly face of curb of Marion Place (Private Road per Deed Book 8295, Page 721) Thence leaving said right-of-way of Caroline Street and continuing along said face of curb of Marion Place South 01 degrees 12 minutes 29 seconds West, a distance of 613.50 feet to a point at the intersection of the Westerly right-of-way of Marion Place and the Northwesterly right-of-way of Wrenwood Drive (Private Road per Deed Book 8295, Page 721); Thence leaving said right-of-way of Marion Place and following said right-of-way of Wrenwood Drive along a curve to the right, an arc length of 39.10 feet, said curve having a radius of 25.00 feet with a chord distance of 35.24 feet, at South 46 degrees 01 minutes 12 seconds West, to a point on the northerly face of curb of Wrenwood Drive; Thence leaving said face of curb South 08 degrees 08 minutes 02 seconds East, a distance of 13.27 feet to a point; Thence South 00 degrees 00 minutes 53 seconds West, a distance of 93.81 feet to a point; Thence North 89 degrees 59 minutes 07 seconds West, a distance of 55.13 feet to a point; Thence South 00 degrees 05 minutes 36 seconds East, a distance of 136.76 feet to a point; Thence North 89 degrees 45 minutes 09 seconds West, a distance of 476.59 feet to a point; Thence South 00 degrees 09 minutes 29 seconds East, a distance of 150.02 feet to a point located on the Northern right-of-way of Hardee Street (40' right-of-way); Thence along said right-of-way North 88 degrees 04 minutes 00 seconds West, a distance of 62.64 feet to a point at the intersection of the Westerly face of curb of Wrenwood Place and the Northerly right-of-way of Hardee Avenue; Thence leaving said face of curb of Wrenwood Place and continuing along said right-of-way of Hardee Avenue the following courses and distances: South 89 degrees 50 minutes 18 seconds West, a distance of 72.19 feet to a point; North 89 degrees 40 minutes 40 seconds West, a distance of 477.85 feet to a point at the intersection of the Northerly right-of-way of Hardee Avenue and the Easterly right-of-way of Moreland Avenue (variable right-of-way); Thence leaving said right-of-way of Hardee Avenue and continuing along said right-of-way of Moreland Avenue the following courses and distances:; North 00 degrees 28 minutes 28 seconds East, a distance of 648.32 feet

Z-02-82

to a point; North 00 degrees 08 minutes 10 seconds West, a distance of 154.50 feet to a point; North 00 degrees 08 minutes 10 seconds West, a distance of 248.85 feet to a point at the intersection of the Easterly right-of-way of Moreland Avenue and the Southerly right-of-way of Caroline Street; said point being the **TRUE POINT OF BEGINNING**.

Said tract of land contains 25.640 Acres.

